

**121 N. LaSalle Street- City Council Chambers - 2<sup>nd</sup> Floor**

Approval of the agenda for the February 15, 2019 regular meeting of the Board.

**9:00 A.M.**

<b>76-19-Z (B)</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Grief Properties, Inc.	
<b>OWNER:</b>	Gregory Grief	
<b>PREMISES AFFECTED:</b>	1638 N. Sedgwick Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 25.93' to 9.45', north from 2' to zero (south to be 3.33'), combined side setback from 4.80' to 3.33' for a proposed four-story, two dwelling unit building and an existing two car garage.	

- Continued to March 15, 2019 at 9:00 a.m.

<b>77-19-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	DeVry University, Inc.	
<b>OWNER:</b>	SB 1900 West Lawrence Avenue	
<b>PREMISES AFFECTED:</b>	1900-30 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a high school as part of a dual enrollment high school / university.	

- **Approved**

<b>78-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Campbell General Construction, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10452 S. Troy Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north setback from 4' to 3', south setback from 4' to 3', combined side setback from 7.5' to 6' for a proposed two-story single family residence and rear open deck.	

- **Approved**

**79-19-Z**

**ZONING DISTRICT:** RM-4.5      **WARD:** 43

**APPLICANT:** Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1877 N. Halsted Street

**SUBJECT:** Application for a variation to reduce the rear setback from the required 39.38' to 5' for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with rood decks and access stairs.

- Continued to March 15, 2019 at 9:00 a.m.

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- **Approved**

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- **Approved**

- **Approved**

- **Approved**

- **Approved**

• Continued to March 15, 2019 at 9:00 a.m.

- **Approved**

- **Approved**

- **Approved**

- **Approved with conditions**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

**98-19-S**

<b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: B3-2</b> June Dang Nguyen dba Happy Nails Boutique, Inc. The Desco Group-TDG Ashland, LLC 2908 N. Ashland Avenue Application for a special use to establish a nail salon.	<b>WARD: 32</b>
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• Approved

<b>99-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 31</b>
<b>APPLICANT:</b>	Steven B. Friedle	
<b>OWNER:</b>	Y-Not Property Management, LLC- Series Montana St.	
<b>PREMISES AFFECTED:</b>	5138 W. Montana Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.22' to zero for a proposed 8'-6" wrought iron sliding gate that serves the existing two-story, two dwelling unit building.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>100-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Charles Patterson	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1720 W. Balmoral Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the pre-existing floor area ratio by 447.18 square feet from 4,372.87 square feet to 4,820.05 square feet for a proposed rear two-story enclosed porch for the existing two-story, two dwelling unit building.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>101-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Charles Patterson	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1720 W. Balmoral Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.572' to 31.187', west setback from 2' to 0.281' (east to be 2.57'), combined side setback from 5' to 2.851' for a proposed enclosed porch on the existing two-story, two dwelling unit building.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

**102-19-Z**

**ZONING DISTRICT:** RS-3                      **WARD:** 40

**APPLICANT:** Charles Patterson

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1720 W. Balmoral Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from 450 square feet to 151 square feet for a proposed enclosed porch for the existing two-story, two dwelling unit building.

• **Approved**

- **Approved**

- **Denied**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to March 15, 2019 at 9:00 a.m.

- **Approved**

- Continued to April 19, 2019 at 9:00 a.m.

<b>9-19-Z</b>	<b>ZONING DISTRICT:</b> RT-4	<b>WARD:</b> 32
<b>APPLICANT:</b>	Faha Management, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2731 N. Southport Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north setback from the required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 37.25' to 2' for a proposed bridge connection from the rear of the existing building to a proposed roof deck.	

- **Approved**

<b>49-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Matt and Julie Simon	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1938 N. Dayton Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 35' to zero for a proposed 10' masonry privacy wall with a wood and steel sliding gate 2' from the rear lot line of the existing single family residence with one parking space.	

- **Denied**

**114-19-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 34**

**APPLICANT:** Sabrina Thomas dba Creative Handz Salon

**OWNER:** Yitzhak Green dba 103rd & Halsted, LLC

**PREMISES AFFECTED:** 10316 S. Halsted Street

**SUBJECT:** Application for a special use to establish a hair and nail salon.

• **Approved**

<b>115-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 46</b>
<b>APPLICANT:</b>	Broadway 4437, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4437 N. Broadway	
<b>SUBJECT:</b>	Application for a variation to reduce the required off-street parking space to zero to convert a commercial use to a mixed use with a general restaurant on the first and second floor and a one dwelling unit on the second floor in an existing two-story building.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>116-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 36</b>
<b>APPLICANT:</b>	Carlos Gutierrez	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2634 N. Rutherford Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the south setback from the required 4' to zero, combined side setback from 7.5' to 1.31' to legalize an existing roof structure for the existing single family home.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>117-19-Z</b>	<b>ZONING DISTRICT: B2-2</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Zocalo Development, LLC -Morgan	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1838 S. Morgan Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from 30' to 22.67' for a proposed roof deck on the existing garage with a new catwalk to connect the existing porch to the roof deck which will serve the existing three-story, two dwelling unit building.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

- **Approved**

- **Withdrawn**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to April 19, 2019 at 9:00 a.m.

- **Approved with conditions**

<b>126-19-A</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Zoom Properties Hermitage, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1926 N. Hermitage Avenue	
<b>SUBJECT:</b>	Application for an appeal of the office of the Zoning Administrator in refusing to recognize three dwelling units in an existing building. City records indicate two dwelling units at this location.	

- **Decision of the Zoning Administrator upheld**

<b>127-19-Z</b>	<b>ZONING DISTRICT: RM-5.5</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Lift Capital, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4040 N. Hermitage Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 49.5' to 25.38', south setback from 5' to zero to convert an existing three-story manufacturing building to a twelve dwelling unit building with a fourth story addition.	

- **Approved**

<b>128-19-Z</b>	<b>ZONING DISTRICT: RM-5.5</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Lift Capital, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4040 N. Hermitage Avenue	
<b>SUBJECT:</b>	Application for a variation to eliminate the one required off street loading zone to convert an existing manufacturing building to a twelve dwelling unit residential building.	

- **Approved**

<b>129-19-S</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	M & S Series, LLC, 831 Series	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	831 S. Western Avenue	
<b>SUBJECT:</b>	Application for a special use to expand an existing ground floor residential use for a proposed three-story rear addition, a rear third floor addition and a new one car garage connected to the front building and a rear building to be used as general retail sales and five dwelling units.	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**



- Continued to April 19, 2019 at 9:00 a.m.

- **Dismissed for Want of Prosecution**

- **Approved**

- **Approved**

**WARD: 41**

Application for a variation to reduce the rear setback from the required 50' to 11.33', south side setback from 28.75' to 16.17' (north to be 28.75'), for proposed accessory recreational equipment including a turf field with backstop, bleachers with pressbox, light poles, 20' high chain link fence, and two new tennis courts to serve the existing high school.

- WARD: 40**

Application for a variation to reduce the front setback from the required 22.88' to 20', east setback from 12.01' to 1.47', west setback from 12.01' to 6.41' combined side setback from 36.02' to 7.88' to divide an existing zoning lot into two zoning lots. The existing building at 2939 W. Catalpa shall remain. A single family residence is proposed for 2947 W. Catalpa.

- WARD: 48**

Application for a variation to reduce the rear setback from the required 36.9' to 1.59', north and south side setback from 2.4' to zero each, combined side setback from 6' to zero, rear setback feature from 2' to 1.59' for a proposed three-car garage with roof deck access from an existing rear open porch.

- WARD: 47**

Application for a variation to reduce the east setback from the required 6.7' to zero for a proposed 8.25' high solid fence along the east property line on a lot containing an existing one-story building.

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Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of January 18, 2019, except for Board Cal Nos. 1-19-S, 2-19-Z, 3-19-Z, 25-19-Z, 26-19-Z, 47-19-Z, 55-19-S, 56-19-Z, 63-19-S, 534-18-S and 535-18-Z.

Adjournment.